Capital Needs Assessment
Project Summary

Project: Okeechobee Center **Date:** 9/20/2019

Provider

Name: Zeffert & Associates
Addr1: 12101 Woodcrest Executive Dr.
Addr2: Suite 180
City: St. Louis
State: MO **Zip Code:** 63141
Phone: 314-514-7711
Email: mcoon@zeffert.com

Owner

Name: Belle Glade Housing Authority
Addr1: PO Box 577
Addr2:
City: Belle Glade
State: FL **Zip Code:** 33430
Phone: 561-996-2140
Email: alan@bgha.comcastbiz.net

Site Information / Unit Mix

Type: **Family**
Year Built: 1968, 1980, 1988, &
Last Renovated:
0 Bedroom Apts: 61
1 Bedroom Apts: 0
2 Bedroom Apts: 138
3 Bedroom Apts: 166
4 Bedroom Apts: 35
Fully Acc. Apts
Total Dwelling Units: 400

Project

Name: Okeechobee Center
Addr1: 100 Everglades St
Addr2:
City: Belle Glade
State: FL **Zip Code:** 33430
County: Palm Beach
Phone:
Email:

Inspection Report

Date: 3/5/2017
Inspector: David Sheurman

Capital Needs Assessment
Narrative

Project: Okeechobee Center **Date:** 9/20/2019

Double Click Here to insert the Narrative-->

Document

Instruction - Double click on the Microsoft Word Document link (above) to insert the narrative section in accordance with the categories listed below:

Capital Needs Summary - Include a general description of the property and purpose of the assessment. Summarize the total budget for capital needs, including funds needed in the reserve account and funds from any third party source. Explain which property components will absorb a majority of the needed funds.

Health and Safety - Include specific items that must be remedied immediately. Such items as an inoperable central fire alarm system, missing / unsecured railings, blocked / inadequate fire egress, or property wide rodent infestation would be entered here.

Site - Include specific site amenities, such as walks and fencing, that need to be specially maintained, repaired, replaced, or improved immediately or during the 20-year long term schedule. Describe the condition of the items and when the appropriate actions are needed.

Architectural - Include specific architectural elements, such as roofing and interior common areas, that need to be specially maintained, repaired, replaced, or improved immediately or during the 20-year long term schedule. Describe the condition of the items and when the appropriate actions are needed.

Mechanical and Electrical - Include specific mechanical and electrical materials, such as furnaces and meters, that need to be specially maintained, repaired, replaced, or improved immediately or during the 20-year long term schedule. Describe the condition of the items and when the appropriate actions are needed.

Dwellings - Include specific dwelling unit items, such as appliances and flooring, that need to be specially maintained, repaired, replaced, or improved immediately or during the 20-year long term schedule. Describe the condition of the items and when the appropriate actions is needed.

Accessibility - Include items such as:

- How the property meets applicable local, state, and federal laws and standards for accessibility.
- Description of any actions and their estimated costs to correct any deficiencies noted during the inspection.
- An opinion on the adequacy of any existing property Transition Plan to achieve compliance.

Environmental - Include items such as:

- An assessment of observed or potential on-site environmental hazards.
- Results of any existing tests for the presence of radon, lead in water or paint, mold, and other environmental concerns.
- An opinion on the adequacy of any existing lead based paint risk assessment for properties constructed before 1978.

Recommendations - Include recommendations for any additional professional reports as deemed necessary, such as additional investigations on potential structural defects or environmental hazards.

Needs Funded by Third Party - Identify any needs being or to be funded from a third party, such as tax credits. Include a description of the work, the source of funds, the year's) the work is planned to be completed, and the total estimated costs in current dollars.

Acknowledgements - Include the names and addresses of persons who: were interviewed during or as part of the inspection; provided information for the assessment; and performed any portion of the assessment on behalf of the provider.

Capital Needs Assessment
Inspected Units

	Unit Number	Size	Fully Accessible unit?	Comments
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Figure 1.

Figure 2. Figure 3.

Capital Needs Assessment
Materials and Conditions - Site

Project: Okeechobee Center
Date: 9/20/2019

Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Electric distribution lines	40	50	0	Good	No Action	0	0	0	0	0	1968 Units - no issues identified nor reported at time of audit
Electric distribution lines	40	36	14	Good	No Action	0	0	0	0	0	1982 Units, Max. EUL based on current condition - no issues identified nor reported at time of audit
Electric distribution lines	40	30	20	Good	No Action	0	0	0	0	0	1988 Units, Max. EUL - no issues identified nor reported at time of audit
Electric distribution lines	40	28	22	Good	No Action	0	0	0	0	0	1990 Units, Max. EUL based on current condition
Electric distribution lines	40	0	40	Good	No Action	0	0	0	0	0	each phase requires a different age some older unit buildings have been replaced over the years, determining amount of each age is difficult to determine, electric company should maintain.
Fencing: chain-link	40	28	22	Good	No Action	0	0	0	0	0	lift station surround, Max. EUL based on current condition
Lighting: pole mounted lights	25	0	25	Fair	No Action	0	0	0	0	0	Pole lights are maintained by electric company.
Mail Kiosk	15	7	8	Fair	Replace	1	20	ea	1170.1	23402	
Paving pedestrian: asphalt	25	28	0	Poor	Repair	1	695	sf	1.27	882.65	1990 Units, several of the walkways to units have settled leaving a difference in height to the entry >1/2", must be repaired/replaced immediately as Health & Safety item. Most other units do not have sidewalks.
Paving vehicular: asphalt overlay 2”	20	13	7	Good	Repair	1	625000	sf	1.27	793750	all resurfaced 2004
Sanitary: lift station	50	28	22	Good	No Action	0	0	0	0	0	system routinely tested and well maintained, only routine maintenance foreseen
Sanitary: sewer lines	50	50	13	Good	No Action	0	0	0	0	0	1968 Units - Max. EUL, no issues identified nor reported at time of audit
Sanitary: sewer lines	50	36	25	Good	No Action	0	0	0	0	0	1982 Units - Max. EUL, no issues identified nor reported at time of audit
Sanitary: sewer lines	50	30	30	Good	No Action	0	0	0	0	0	1988 Units, Max. EUL based on current condition
Sanitary: sewer lines	50	28	22	Good	No Action	0	0	0	0	0	1990 Units
Sanitary: sewer lines	50	0	50		No Action	0	0	0	0	0	each phase requires a different age some older unit buildings have been replaced over the years, determining amount of each age is difficult to determine
Signage: entrance/monument	25	28	1	Poor	Repair	1	1	ea	1000	1000	appears to have been damaged at top, edges need repair, & actual printed sign should be cleaned (may have many years of service with repairs)
Signage: roadway / parking	15	0	15		No Action	0	0	0	0	0	various conditions & ages, it appears they are replaced as needed - maintained as part of annual operating budget (routine maintenance)
Sport Court: concrete	25	28	1	Poor	Replace	1	1	ea	9173.47	9173.47	
Tot Lot: playground equipment	15	14	1	Poor	Replace	3	1	ea	7687.1	7687.1	Tot Lot was installed & was destroyed within weeks
Tot Lot: ground cover loose bark	15	14	1	Poor	Construct	3	1000	SF	2.25	2250	
Trash: dumpster enclosure, CMU	20	0	20		No Action	0	0	0	0	0	NA, street side service
Utilities: gas supply lines	40	0	40		No Action	0	0	0	0	0	NA, no gas supplied to property
Water Mains/Valves	50	50	13	Good	No Action	0	0	0	0	0	1968 Units - Max. EUL, no issues identified nor reported at time of audit
Water Mains/Valves	50	36	25	Good	No Action	0	0	0	0	0	1982 Units - Max. EUL, no issues identified nor reported at time of audit
Water Mains/Valves	50	30	20	Good	No Action	0	0	0	0	0	1988 Units
Water Mains/Valves	50	28	22	Good	No Action	0	0	0	0	0	1990 Units
Water Mains/Valves	50	0	50		No Action	0	0	0	0	0	each phase requires a different age, some older unit buildings have been replaced over the years, determining amount of each age is difficult to determine

Capital Needs Assessment
Capital Needs Over the Term - Site

Project: Okeechobee Center
Date: 9/20/2019

Item	H & S	1 2020	2 2021	3 2022	4 2023	5 2024	6 2025	7 2026	8 2027	9 2028	10 2029	11 2030	12 2031	13 2032	14 2033	15 2034	16 2035	17 2036	18 2037	19 2038	20 2039	Total
Electric distribution lines	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Electric distribution lines	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Electric distribution lines	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Electric distribution lines	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Electric distribution lines	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fencing: chain-link	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lighting: pole mounted lights	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mail Kiosk	0	0	0	0	0	0	0	0	23402	0	0	0	0	0	0	0	0	0	0	0	0	23402
Paving pedestrian: asphalt	883	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	883
Paving vehicular: asphalt overlay 2”	0	0	0	0	0	0	0	793750	0	0	0	0	0	0	0	0	0	0	0	0	0	793750
Sanitary: lift station	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sanitary: sewer lines	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sanitary: sewer lines	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sanitary: sewer lines	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sanitary: sewer lines	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sanitary: sewer lines	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Signage: entrance/monument	0	1000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1000
Signage: roadway / parking	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sport Court: concrete	0	9173	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9173
Tot Lot: playground equipment	0	2562	2562	2562	0	0	0	0	0	0	0	0	0	0	0	0	2562	2562	2562	0	0	15374
Tot Lot: ground cover loose bark	0	750	750	750	0	0	0	0	0	0	0	0	0	0	0	0	750	750	750	0	0	4500
Trash: dumpster enclosure, CMU	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utilities: gas supply lines	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water Mains/Valves	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water Mains/Valves	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water Mains/Valves	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water Mains/Valves	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water Mains/Valves	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Uninflated Totals	883	13486	3312	3312	0	0	0	793750	23402	0	0	0	0	0	0	0	3312	3312	3312	0	0	848082
Inflation Factor (3%)	1.0000	1.0000	1.0300	1.0609	1.0927	1.1255	1.1593	1.1941	1.2299	1.2668	1.3048	1.3439	1.3842	1.4258	1.4685	1.5126	1.5580	1.6047	1.6528	1.7024	1.7535	
Inflated Totals	883	13486	3412	3514	0	0	0	947779	28782	0	0	0	0	0	0	0	5161	5315	5475	0	0	1013806

Capital Needs Assessment
Materials and Conditions - Architectural

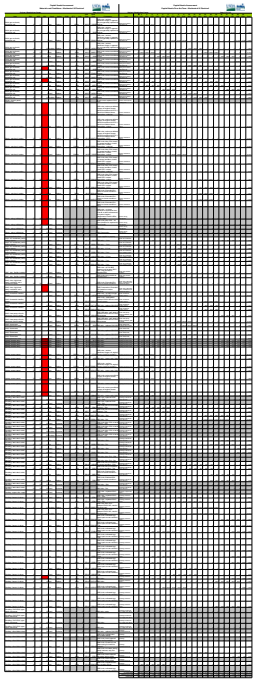
Project: Okeechobee Center **Date:** 9/20/2019

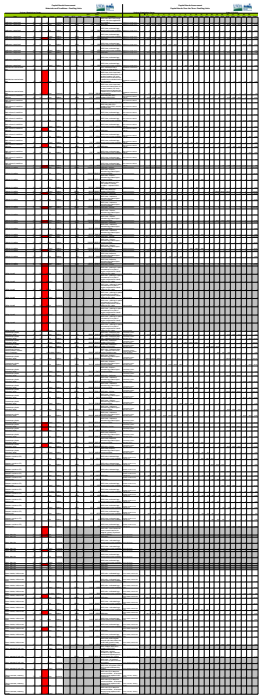
Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Building structure: reinforced concrete	100	50	50	Good	No Action	0	0	0	0	0	1968 units
Building structure: reinforced concrete	100	36	64	Good	No Action	0	0	0	0	0	1982 Units
Building structure: reinforced concrete	100	30	70	Good	No Action	0	0	0	0	0	1988 Units
Building structure: reinforced concrete	100	28	72	Good	No Action	0	0	0	0	0	1990 Units
Building structure: tie downs, clips, braces, straps, hangers, shear walls/panels	75	50	25	Good	No Action	0	0	0	0	0	1968 units
Building structure: tie downs, clips, braces, straps, hangers, shear walls/panels	75	36	39	Good	No Action	0	0	0	0	0	1982 Units
Building structure: tie downs, clips, braces, straps, hangers, shear walls/panels	75	30	45	Good	No Action	0	0	0	0	0	1988 Units
Building structure: tie downs, clips, braces, straps, hangers, shear walls/panels	75	28	47	Good	No Action	0	0	0	0	0	1990 Units
Canopy: wood/metal	40	10	30	Good	No Action	0	0	0	0	0	1968 units - roof overhang with concrete being part of foundation, steel support posts, appears support posts have been replaced (estimated age based upon current condition)
Canopy: wood/metal	40	36	4	Fair	Repair	3	236	ea	88.39	20860.04	1982 Units - roof overhang with concrete being part of foundation, steel support posts, some support posts need to be repaired/replaced, at least 1 has been allowed to rust through
Canopy: wood/metal	40	30	10	Good	Maintain	3	88	ea	88.39	7778.32	1988 Units - roof overhang with concrete being part of foundation, steel support posts, Extended EUL based on current condition
Canopy: wood/metal	40	28	20	Good	No Action	0	0	0	0	0	1990 Units - roof overhang with concrete being part of foundation, steel support posts, Max. EUL based on current condition
Doors: overhead door	30	15	15	Good	Replace	1	4	ea	1579.9	6319.6	estimated age based upon current condition
Doors: unit entry, door solid wood/fiberglass clad, hurricane rated	30	6	24	Good	No Action	0	0	0	0	0	1968, 1988,& 1990 units - replaced 2010-2012, hurricane rated (HD) and fiberglass exterior easily repaired & won't rust
Doors: unit entry, door solid wood/fiberglass clad, hurricane rated	30	36	1	Poor	Replace	3	170	ea	351.81	59807.7	1982 Units
Doors: unit entry, door solid wood/fiberglass clad, hurricane rated	30	24	6	Fair	Replace	3	36	ea	351.81	12665.16	1982 Units, estimated age based upon current condition
Doors: unit entry, door solid wood/fiberglass clad, hurricane rated	30	18	12	Good	Replace	3	20	ea	351.81	7036.2	1982 Units, estimated age based upon current condition
Doors: unit entry, door solid wood/fiberglass clad, hurricane rated	30	10	21	Excellent	No Action	0	0	0	0	0	1982 Units, estimated age based upon current condition
Doors: passage & lock sets	12	12	1	Poor	Replace	1	226	ea	0	0	
Exterior wall: stucco: 5/8" over concrete block	50	50	1	Fair	Repair	5	111997	sf	5.86	656303	1968 units, a few of the buildings are starting to show the lines of concrete block
Exterior wall: stucco: 5/8" over concrete block	50	36	25	Good	No Action	0	0	0	0	0	1982 Units, Max. EUL
Exterior wall: stucco: 5/8" over concrete block	50	30	20	Good	No Action	0	0	0	0	0	1988 Units
Exterior wall: stucco: 5/8" over concrete block	50	28	22	Good	No Action	0	0	0	0	0	1990 Units
Fascia: wood or vinyl	20	50	1	Fair	Repair	1	22399	lf	4.24	94973.54	1968 units - generally in good condition, repaired/replaced as needed however, there are areas where wood needs replaced
Fascia: wood or vinyl	20	36	1	Poor	Repair	1	12470	lf	4.24	52872.8	1982 Units, areas of the wood needs replaced
Fascia: wood or vinyl	20	30	1	Fair	Repair	1	3860	lf	4.24	16366.4	1988 Units, areas of the wood needs replaced
Fascia: wood or vinyl	20	28	1	Fair	Repair	1	3412	lf	4.24	14466.88	1990 Units, generally in good condition however, there a few areas that need repair - may consider covering with aluminum to make more maintenance free
Foundation: piers & grade beam with reinforced concrete	100	50	50	Good	No Action	0	0	0	0	0	1968 units
Foundation: piers & grade beam with reinforced concrete	100	36	64	Good	No Action	0	0	0	0	0	1982 Units
Foundation: piers & grade beam with reinforced concrete	100	30	70	Good	No Action	0	0	0	0	0	1988 Units
Foundation: piers & grade beam with reinforced concrete	100	28	72	Good	No Action	0	0	0	0	0	1990 Units
Gutters/Downspouts: aluminum/vinyl	20	20	1	Poor	Construct	5	14972	lf	10.67	159751	addition of gutters may help to limit erosion around unit buildings
Insulation: batts, blankets, rolls, fiberglass or mineral wool	60	50	1	Good	Construct	5	191216	sf	0.825	157753.2	1968 units, original attic insulation was 3.5" batt, now has 3" of Insulsaf III loose fill on top, total value approx. R-19.4, recommend adding additional loose cellulose insulation to reach at least R-38 (Energy Star)
Insulation: batts, blankets, rolls, fiberglass or mineral wool	60	30	1	Good	Construct	5	34921	sf	0.825	28809.83	1988 Units, 6" batt, approx. R-19, recommend adding additional loose cellulose insulation to reach at least R-38 (Energy Star)
Insulation: batts, blankets, rolls, fiberglass or mineral wool	60	28	1	Good	Construct	5	30353	sf	1.2375	37561.84	1990 Units, 4" batt, approx. R-11.2 (blueprints called for R-30), recommend adding additional loose cellulose insulation to reach at least R-38 (Energy Star)
Insulation: loose fill, fiberglass, cellulose, mineral wool	50	36	1	Good	Construct	5	103288	sf	0.825	85212.6	1982 Units, 5" of loose cellulose, approx. R-18, recommend adding additional loose cellulose insulation to reach at least R-38 (Energy Star)
Paints and Stains: exterior stucco (masonary skim coat)	10	1	9	Fair	No Action	0	0	0	0	0	ongoing process as part of annual operating budget, buildings are generally painted as needed (1 building being painted during audit)
Penetrations: caulking/sealing	15	1	14	Good	No Action	0	0	0	0	0	various conditions & ages, it appears caulking takes place as needed as part of annual operating budget
Roof System: tie downs, clips, braces, straps, hangers	75	50	25	Good	No Action	0	0	0	0	0	1968 units
Roof System: tie downs, clips, braces, straps, hangers	75	36	39	Good	No Action	0	0	0	0	0	1982 Units
Roof System: tie downs, clips, braces, straps, hangers	75	30	45	Good	No Action	0	0	0	0	0	1988 Units
Roof System: tie downs, clips, braces, straps, hangers	75	28	47	Good	No Action	0	0	0	0	0	1990 Units
Roof System: wood frame and board or plywood sheathing	75	50	25	Good	No Action	0	0	0	0	0	1968 units
Roof System: wood frame and board or plywood sheathing	75	36	39	Good	No Action	0	0	0	0	0	1982 Units
Roof System: wood frame and board or plywood sheathing	75	30	45	Good	No Action	0	0	0	0	0	1988 Units
Roof System: wood frame and board or plywood sheathing	75	28	47	Good	No Action	0	0	0	0	0	1990 Units
Roof Vents: passive	40	19	21	Good	No Action	0	0	0	0	0	1968 units, ridge vents - estimated age based upon current condition
Roof Vents: passive	40	36	1	Fair	Construct	3	1762	lf	5.4	9514.584	1982 Units, ridge vents - recommend replacing when shingles next replaced
Roof Vents: passive	40	30	10	Good	Replace	3	1369	lf	5.4	7389.9	1988 Units, ridge vents, Extended EUL, recommend replacing when shingles are replaced
Roof Vents: passive	40	28	12	Good	Replace	3	252	lf	5.4	1360.8	1990 Units, ridge vents, recommend replacing when shingles next replaced
Roofing: asphalt shingle	20	20	1	Poor	Replace	5	140	ea	51.02	7142.8	replaced with 25 year shingles in 1997-2001
Roofing: asphalt shingle	20	15	5	Fair	Replace	5	140	ea	51.02	7142.8	replaced with 25 year shingles in 2002 - 2006
Roofing: asphalt shingle	20	10	10	Good	Replace	1	28	ea	51.02	1428.56	replaced with 25 year shingles in 2007 due to Hurricane Wilma
Vents: screened gable end or soffitt	30	20	10	Fair	Replace	3	22399	lf	10.16	227574	1968 units, soffit - estimated age based upon current condition
Vents: screened gable end or soffitt	30	36	2	Fair	Replace	3	12470	lf	10.16	126695.2	1982 Units, soffit, Max. EUL
Vents: screened gable end or soffitt	30	29	1	Fair	Replace	3	3860	lf	10.16	39217.6	1988 Units, soffit, Extended EUL based on current condition
Vents: screened gable end or soffitt	30	28	8	Good	Replace	3	3412	lf	10.16	34665.92	1990 Units, soffit, Extended EUL based on current condition
Windows: aluminum	35	36	1	Poor	Replace	3	118	ea	485.72	57314.96	1982 Units
Windows: aluminum hurricane rated	35	6	29	Excellent	No Action	0	0	0	0	0	1968, 1988, & 1990 units - replaced 2010-2012
Windows: storm/screen windows	7	6	29	Good	No Action	0	0	0	0	0	1968, 1988, & 1990 units - repair & replacement appears to take place on a routine basis, complete replacement not foreseeable until windows are replaced
Windows: storm/screen windows	7	36	1	Poor	Replace	1	118	ea	89.3	10537.4	1982 Units

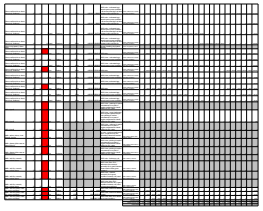
Capital Needs Assessment
Capital Needs Over the Term - Architectural

Project: Okeechobee Center **Date:** 9/20/2019

Item	H & S	1 2020	2 2021	3 2022	4 2023	5 2024	6 2025	7 2026	8 2027	9 2028	10 2029	11 2030	12 2031	13 2032	14 2033	15 2034	16 2035	17 2036	18 2037	19 2038	20 2039	Total
Building structure: reinforced concrete	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building structure: reinforced concrete	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building structure: reinforced concrete	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building structure: reinforced concrete	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building structure: tie downs, clips, braces, straps, hangers, shear walls/panels	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building structure: tie downs, clips, braces, straps, hangers, shear walls/panels	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building structure: tie downs, clips, braces, straps, hangers, shear walls/panels	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building structure: tie downs, clips, braces, straps, hangers, shear walls/panels	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Canopy: wood/metal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Canopy: wood/metal	0	0	0	0	6953	6953	6953	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20860
Canopy: wood/metal	0	0	0	0	0	0	0	0	0	0	2593	2593	2593	0	0	0	0	0	0	0	0	7778
Canopy: wood/metal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Doors: overhead door	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6320	0	0	0	0	0	6320
Doors: unit entry, door solid wood/fiberglass clad, hurricane rated	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Doors: unit entry, door solid wood/fiberglass clad, hurricane rated	0	19936	19936	19936	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	59808
Doors: unit entry, door solid wood/fiberglass clad, hurricane rated	0	0	0	0	0	0	4222	4222	4222	0	0	0	0	0	0	0	0	0	0	0	0	12665
Doors: unit entry, door solid wood/fiberglass clad, hurricane rated	0	0	0	0	0	0	0	0	0	0	0	0	2345	2345	2345	0	0	0	0	0	0	7036
Doors: unit entry, door solid wood/fiberglass clad, hurricane rated	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Doors: passage & lock sets	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exterior wall: stucco: 5/8" over concrete block	0	131261	131261	131261	131261	131261	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	656303
Exterior wall: stucco: 5/8" over concrete block	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exterior wall: stucco: 5/8" over concrete block	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exterior wall: stucco: 5/8" over concrete block	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fascia: wood or vinyl	0	94974	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	94974
Fascia: wood or vinyl	0	52873	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52873
Fascia: wood or vinyl	0	16366	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16366
Fascia: wood or vinyl	0	14467	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14467
Foundation: piers & grade beam with reinforced concrete	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Foundation: piers & grade beam with reinforced concrete	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Foundation: piers & grade beam with reinforced concrete	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Foundation: piers & grade beam with reinforced concrete	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gutters/Downspouts: aluminum/vinyl	0	31950	31950	31950	31950	31950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	159751
Insulation: batts, blankets, rolls, fiberglass or mineral wool	0	31551	31551	31551	31551	31551	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	157753
Insulation: batts, blankets, rolls, fiberglass or mineral wool	0	5762	5762	5762	5762	5762	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28810
Insulation: batts, blankets, rolls, fiberglass or mineral wool	0	7512	7512	7512	7512	7512	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37562
Insulation: loose fill, fiberglass, cellulose, mineral wool	0	17043	17043	17043	17043	17043	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	85213
Paints and Stains: exterior stucco (masonary skim coat)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Penetrations: caulking/sealing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roof System: tie downs, clips, braces, straps, hangers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roof System: tie downs, clips, braces, straps, hangers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roof System: tie downs, clips, braces, straps, hangers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roof System: tie downs, clips, braces, straps, hangers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roof System: wood frame and board or plywood sheathing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roof System: wood frame and board or plywood sheathing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roof System: wood frame and board or plywood sheathing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roof System: wood frame and board or plywood sheathing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roof Vents: passive	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roof Vents: passive	0	3172	3172	3172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9515
Roof Vents: passive	0	0	0	0	0	0	0	0	0	0	2463	2463	2463	0	0	0	0	0	0	0	0	7390
Roof Vents: passive	0	0	0	0	0	0	0	0	0	0	0	0	454	454	454	0	0	0	0	0	0	1361
Roofing: asphalt shingle	0	1429	1429	1429	1429	1429	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7143
Roofing: asphalt shingle	0	0	0	0	0	1429	1429	1429	1429	1429	0	0	0	0	0	0	0	0	0	0	0	7143
Roofing: asphalt shingle	0	0	0	0	0	0	0	0	0	0	1429	0	0	0	0	0	0	0	0	0	0	1429
Vents: screened gable end or soffitt	0	0	0	0	0	0	0	0	0	0	75858	75858	75858	0	0	0	0	0	0	0	0	227574
Vents: screened gable end or soffitt	0	0	42232	42232	42232	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	126695
Vents: screened gable end or soffitt	0	13073	13073	13073	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39218
Vents: screened gable end or soffitt	0	0	0	0	0	0	0	0	11555	11555	11555	0	0	0	0	0	0	0	0	0	0	34666
Windows: aluminum	0	19105	19105	19105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57315
Windows: aluminum hurricane rated	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Windows: storm/screen windows	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Windows: storm/screen windows	0	10537	0	0	0	0	0	0	10537	0	0	0	0	0	0	10537	0	0	0	0	0	31612
Uninflated Totals	0	471009	324024	324024	275692	234889	12604	5650	27743	12984	93898	80914	83713	2799	2799	16857	0	0	0	0	0	1969598
Inflation Factor (3%)	1.0000	1.0000	1.0300	1.0609	1.0927	1.1255	1.1593	1.1941	1.2299	1.2668	1.3048	1.3439	1.3842	1.4258	1.4685	1.5126	1.5580	1.6047	1.6528	1.7024	1.7535	
Inflated Totals	0	471009	333744	343757	301256	264369	14611	6747	34120	16448	122515	108742	115878	3991	4110	25498	0	0	0	0	0	2166795







Capital Needs Assessment
Executive Summary

Project: Okeechobee Center **Date:** 9/20/2019

Item	H & S	1 2020	2 2021	3 2022	4 2023	5 2024	6 2025	7 2026	8 2027	9 2028	10 2029	11 2030	12 2031	13 2032	14 2033	15 2034	16 2035	17 2036	18 2037	19 2038	20 2039	Total
Site	883	13486	3312	3312	0	0	0	793750	23402	0	0	0	0	0	0	0	3312	3312	3312	0	0	$848,082
Architecture	0	471009	324024	324024	275692	234889	12604	5650	27743	12984	93898	80914	83713	2799	2799	16857	0	0	0	0	0	$1,969,598
Mech & Electric	0	839204	845031	870317	113550	116664	49276	217105	292950	319358	152874	139951	186925	344664	384740	322094	170019	134188	125661	154220	142414	$5,921,205
Dwelling Units	0	777994	781190	784063	152169	322119	225326	251723	270154	257442	160757	133158	93971	56548	96891	90100	276502	233913	228271	142511	253653	$5,588,457
Uninflated Totals	883	2,101,693	1,953,557	1,981,716	541,411	673,672	287,206	1,268,229	614,250	589,784	407,529	354,022	364,609	404,012	484,430	429,051	449,833	371,414	357,244	296,731	396,066	$14,327,342
Inflation Factor (3%)	1.0000	1.0000	1.0300	1.0609	1.0927	1.1255	1.1593	1.1941	1.2299	1.2668	1.3048	1.3439	1.3842	1.4258	1.4685	1.5126	1.5580	1.6047	1.6528	1.7024	1.7535	
Inflated Totals	883	2,101,693	2,012,163	2,102,403	591,615	758,223	332,950	1,514,332	755,450	747,121	531,733	475,777	504,704	576,024	711,401	648,979	700,826	596,010	590,470	505,165	694,505	$17,452,426

		Non-Inflated	Inflated
	Immediate Capital Needs:	$883	
	Total Capital Needs Over the Term:	$14,326,459	$17,451,543
	Grand Total Capital Needs:	$14,327,342	$17,452,426
Units: 400	**Capital Needs Per Unit**	$35,818	$43,631

Capital Needs Assessment
Photos

Pictures:

Please Insert picture in this shaded area.

1. Select this object
2. Click on the edge of the object
3. Click on "Insert" from the menu bar and click on "Picture".
4. From the submenu, pick "From File" and a dialog box will open.
5. Find the location/folder of the pictures you would like to insert into the report.
6. Typically, two pictures per page will allow for enough size and clarity to make the pictures readable when viewing a printed report.

Pictures:

Please Insert picture in this shaded area.

1. Select this object
2. Click on the edge of the object
3. Click on "Insert" from the menu bar and click on "Picture".
4. From the submenu, pick "From File" and a dialog box will open.
5. Find the location/folder of the pictures you would like to insert into the report.
6. Typically, two pictures per page will allow for enough size and clarity to make the pictures readable when viewing a printed report.

Project: O[illegible] Center

Date: 9/20/2019

Insert a picture in this shaded area.
1. Select this object
2. Click on "Insert" from the menu bar and click on "Picture"
3. From the submenu, pick "From File" -a dialog box will open
4. Find the picture and click "Insert"

Insert your caption here

Insert a picture in this shaded area.
1. Select this object
2. Click on "Insert" from the menu bar and click on "Picture"
3. From the submenu, pick "From File" -a dialog box will open
4. Find the picture and click "Insert"

Insert your caption here

Insert a picture in this shaded area.
1. Select this object
2. Click on "Insert" from the menu bar and click on "Picture"
3. From the submenu, pick "From File" -a dialog box will open
4. Find the picture and click "Insert"

Insert your caption here

Insert a picture in this shaded area.
1. Select this object
2. Click on "Insert" from the menu bar and click on "Picture"
3. From the submenu, pick "From File" -a dialog box will open
4. Find the picture and click "Insert"

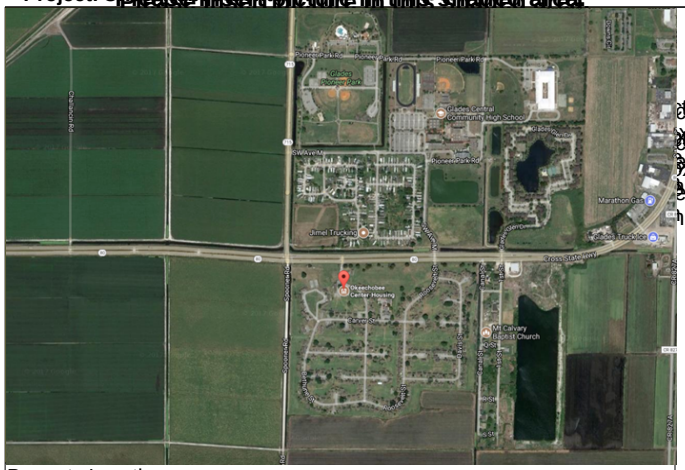
Insert your caption here

Capital Needs Assessment
Photos

Pictures:

Project: Okeechobee Center

Date: 11/13/2017



Property Location

Property Signs

Typical Front of Building

Typical Back of Building

Capital Needs Assessment
Photos

Pictures:

Pictures:

Pictures:

Project: O

Date: 9/20/2019

Condition of Asphalt

Condition of Sidewalks/Walkways

Typical Roof

Condition of Exterior

Capital Needs Assessment
Photos

Pictures:

Pictures:

Pictures:

Project: O

Date: 9/20/2019

Typical Mail Kiosk

Typical Kitchen

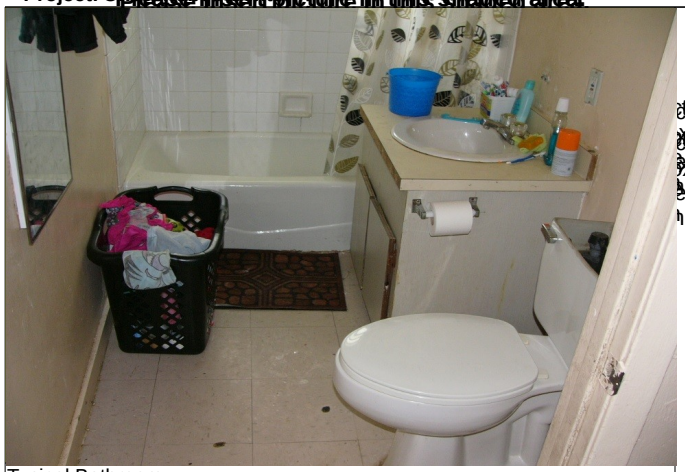
Condition of Rangehoods

Condition of Cabinets/Countertops

Capital Needs Assessment
Photos

Pictures:

Project: [illegible] **Date:** 9/20/2019



Typical Bathroom

Condition of Medicine Cabinets

Accessible Kitchen

Accessible Bathroom

Capital Needs Assessment
Photos

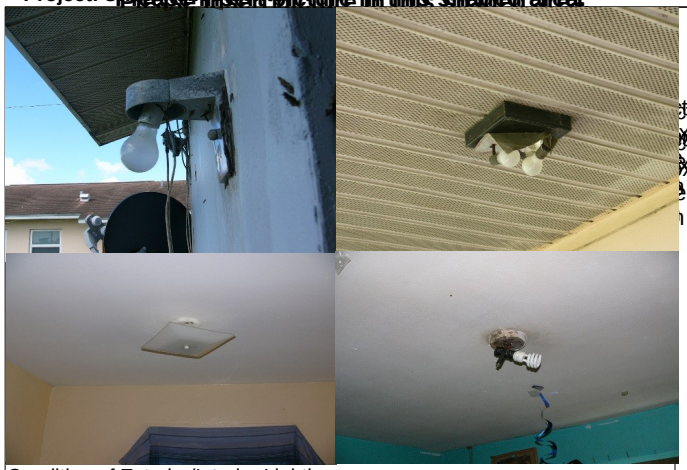
Pictures:

Pictures:

Pictures:

Project: O

Date: 9/20/2019



Condition of Exterior/Interior Lighting

Condition of Walls/Ceilings

Condition of Foundation

Typical Clothesline

Capital Needs Worksheet
Change History

Version	Date	Type	Worksheet	Change
1.5h	**12/14/2016**	**Enhancement**	Executive Summary Page	Protected to prevent changes to cells and formulas.
1.5h	**12/14/2016**	**Enhancement**	EULs	Verifying EUL updated and have all components per recommendations of task force.
1.5h	**12/14/2016**	**Enhancement**	Control Page (EULs) and Change History	Hid Control page and password protected page. Password protected Change History.
1.5h	**12/5/2016**	**bug**	Workbook locked. Would not allow adding Photo pages	Removed password for workbook. To enable function of inserting new photo page.
1.5g	**11/1/2016**	**bug**	Updated EUL pages.	Corrected EULs per UNLetter.
1.5f	**11/1/2016**	**bug**	Updated EUL pages.	Corrected EULs per UNLetter.
1.5d	**8/9/2008**	**Enhancement**	All Materials and Conditions Worksheets & Executive Summary	Modified the year on each page to be driven by the report date
1.5d	**8/9/2008**	**Enhancement**	All Pages	Removed password from each page.
1.5c	**7/25/2007**	**Enhancement**	Photo Page	Photo Pages now support a 4 picture format
1.5b	**7/18/2007**	**bug**	Photo Page	Photo Pages may now be inserted by hitting an insert new page button.
1.5b	**7/19/2007**	**bug**	All Materials and Conditions Worksheets & Executive Summary	Row sizes will resize automatically for all sheets
1.5b	**7/20/2007**	**bug**	All Materials and Conditions Worksheets & Executive Summary	Fixed lookup of EUL for all m&c worksheets
1.5a	**7/11/2007**	**bug**	All Materials and Conditions Worksheets & Executive Summary	Columns widths will adjust automatically to accomadate the new titles
1.5a	**7/11/2007**	**bug**	All Materials and Conditions Worksheets & Executive Summary	Change Header Title to "H & S"

1.5	**7/2/2007**	Enhancement	All Materials and Conditions Worksheets & Executive Summary	Year 0 was changed to "Health & Safety"
1.5	**7/2/2007**	Enhancement	Narrative	Expanded to include Health and Safety
1.5	**7/2/2007**	Bug	Various	Fix several spelling mistakes and expanded some comment fields.
1.5	**7/2/2007**	Bug	All Materials and Conditions Worksheets	Fixed word wrapping on the item & comment fields
1.4	**8/22/2006**	Bug	All	Version was printing 1.3 now changed to 1.4
1.4	**8/22/2006**	Bug	Mechanical & Electrical Worksheet	Totals were missing off the 20 year plan
1.4	**8/9/2006**	Enhancement	All Materials and Conditions Worksheets	Changed the "Protect" command to be compatible with MAC Excel and older PC versions
1.4	**8/9/2006**	Bug	All Materials and Conditions Worksheets	Prevented the overwrite of the total column if the action was changed to "No Action" and back
1.4	**8/9/2006**	Bug	All Materials and Conditions Worksheets	Allowed Year to be 0
1.4	**8/3/2006**	Enhancement	All Materials and Conditions Worksheets	Added check to make sure the DUR does not exceed the EUL
1.4	**8/3/2006**	Bug	All Materials and Conditions Worksheets	Force insert line to occur within the data block
1.4	**8/3/2006**	Bug	Mechanical & Electrical Worksheet	First line was not pulling the EUL
1.4	**8/3/2006**	Enhancement	Photo Page	Changed to make the page a better fit for landscape printing.
1.3	**7/28/2006**	Enhancement	Change History	Added to Workbook
1.3	**7/28/2006**	Enhancement	All Pages	Added Footer information identifying the section, page number and version.
1.3	**7/28/2006**	Enhancement	Project Summary	Set date in top right corner to today, allowing the ability to override if needed
1.3	**7/28/2006**	Enhancement	Project Summary	Added County to Project
1.3	**7/28/2006**	Enhancement	Narrative	Added embedded worksheet to hold the Narrative Document. Reconfigured the comments.

1.3	**7/28/2006** Enhancement	All Materials and Conditions Worksheets	Modified the deletion so all rows can be deleted without affecting the underlying formulas
1.3	**7/28/2006** Enhancement	All Materials and Conditions Worksheets	Modified the insert function to allow the insertion of a line below the current line instead of always at the end.
1.3	**7/28/2006** Bug	All Materials and Conditions Worksheets	20 Year plan values were not being properly overwritten. Fixed
1.3	**7/28/2006** Bug	All Materials and Conditions Worksheets	Comment field was not allowing re-editing. Turned hidden formula off - Fixed